



**City of Trinity, North Carolina  
Planning & Zoning Board Minutes  
City Hall Annex, 6703 NC Hwy. 62, Trinity, NC  
February 27, 2017 - 6:00 p.m.**

**Members Present: Chair:** Richard McNabb; **Vice-Chair:** Keith Aikens; **Board members:** Hunter Hayworth and Ambrose Rush.

**New Members Present:** Jennifer Dennis

**Board Liaison:** Gene Byerly

**Others Present:** City Manager, Debbie Hinson; Planning and Zoning Director, Marc Allred; Assistant City Clerk, Annette deRuyter; Mayor Jesse Hill; and other interested parties.

**Call to Order**

Chair McNabb called the meeting to order at 6:00 pm.

**a) Pledge of Allegiance**

Chair McNabb led the Pledge of Allegiance.

**b) Invocation**

Chair McNabb gave the Invocation.

**c) Welcome Guests and Visitors**

Chair McNabb opened the meeting at 6:01 pm and welcomed all visitors.

**I. Approve and/or Amend Agenda**

Chair McNabb called for a motion to amend or approve the agenda. ***Board member Rush motioned to approve the agenda as written. Board member Aikens seconded the motion. The motion was approved unanimously with a vote of 4 ayes and 0 nays with Board member Dennis not sworn to office at this time.***

**II. Oath of Office to new member Jennifer Dennis**

Assistant City Clerk, Annette deRuyter administered the Oath of Office for the Planning Board to Jennifer Dennis.

### **III. Approval of Minutes from January 23, 2017**

Chair McNabb called for a motion to amend or approve the January 23, 2017 minutes. *Vice-Chair Aikens motioned to approve the minutes as written. The motion was seconded by Board member Rush and approved unanimously with a vote of 5 ayes and 0 nays.*

### **V. Public Hearing**

#### **Item 4. Rezoning of PIN # 6787902440 from RA (Rural Agriculture) to M-2 (Light Industrial)**

Planning Director Allred reviewed the rezoning as followed:

- Unifi is building an expansion on their property which requires a bio retention pond on the Trinity side of the property. They would like to purchase this property, get it zoned to light industrial and combine both of their properties.

Board member Aikens asked if people who have been using the property for hunting can get hurt on the property?

Planning Director Allred replied that Unifi will fence in the entire area.

Chair McNabb opened the Public Hearing at 6:11 pm.

#### **Speaking for the Request:**

None

#### **Speaking Against the Request:**

None

Chair McNabb closed the Public Hearing at 6:11 pm.

**Staff Recommendation:** Staff recommends approval of the rezoning.

*Vice-Chair Aikens motioned to approve the rezoning. The motion was seconded by Board member Dennis and approved unanimously with a vote of 5 ayes and 0 nays.*

### **IV. Old Business**

None

### **V. Business from Staff**

#### **a. Code Enforcement Report and Permits Report**

Planning Director Allred reviewed the code enforcement and permits report.

### **VI. Comments from Staff**

Annette De Ruyter, Assistant Clerk informed the board of the dates set for the Jacob Carroll roadside clean up and City Haul.

**VII. Comments from Board**

Board discussed the potential new middle school with staff.

**VIII. Adjournment**

With no other business to discuss, *Board Member Hayworth motioned to adjourn the February 23, 2017 Planning and Zoning Meeting at 6:22 pm. The motion was seconded by Board member Aikens. The motion and second were approved unanimously with a vote of 5 ayes and 0 nays.*